



Mr. Deeb made a motion to continue the public hearing. Mr. Manuel seconded the motion.

Kenosia Plaza LLC – Application for Special Exception for Storage, Sale or Repair of Construction Equipment “Edward Ehrbar Inc.” in the IL-40 Zone – 40-42 Kenosia Ave. (#E17085 #E17086) – SE #641. *Public hearing opened December 21, 2005 – first 35 days were up 1/25/06 - Extension granted to 3/1/06. Waiting for EIC decision.*

Mr. Manuel made a motion to continue Mr. Deeb seconded the motion.

BRT Kennedy LLC – Application for Special Exception for Apartment House/Garden Apartments/Retail Space “Kennedy Place” in the C-CBD Zone – 1 Kennedy Ave. (#H14356 & #H13289) – SE #642. Public hearing opened January 18, 2006 – 35 days will be up 2/22/06. Waiting for EIC decision.

Mrs. Emminger gave the Commission members copies of the Engineering Dept. comments and City Traffic Engineer's comments. She read the comments from Fire Marshal into record and said that Fire Marshals Johnston, Weidl, and Chief Sicienski had a meeting yesterday with the applicant's design team and many of these issues were resolved

Attorney Fran Collins then said Attorney Jaber was out of town and he was covering for him. He said in response to what Mrs. Emminger said, they will respond to all of the comments and revised plans will be submitted hopefully next week. He said several of their people had information to present starting with Jane Didona. to present proposed traffic roundabout

Jane Didona spoke about proposed changes to the intersection of Elm and New Sts. which was described as a traffic roundabout. She said this traffic calming technique is an architects dream because it helps ease traffic but in contrast to a rotary, it creates green space. She said that traffic signals do not guarantee safety and although people feel safer with them or stop signs, the numbers prove that roundabouts are safer. This is ideal place for this technique because you need a certain amount of land and the right kind of street intersection. The pedestrian crossings are located at the point of the second car back because it is safer since all traffic travels in same direction and pedestrian only has to look in one place. Mr. Keller asked the width of lanes and Ms. Didona said two lanes. She said this is still a conceptual rendering, they have not submitted it yet. They will be meeting with the City Traffic Engineer next week about this. Mr. Urice asked if this roundabout would be controlled by a traffic signal. Ms. Didona said no signal; you are guided through the roundabout in one direction. Mike Galante, the applicant's traffic engineer then came forward to help Ms. Didona explain further. He said Elm St. would become one-way; Spring St. would remain two-way, and from Elm St. to Spring St. still needs to be worked on, so it is not shown on this conceptual plan. He said they need to acquire more survey data to determine if it can be two lanes wide. He added that Spring St. cannot be part of this circle because of its distance. Mr. Keller asked Mrs. Emminger how he could ask questions of the City Traffic Engineer. Mrs. Emminger said they could ask on the record tonight and we would get answers for next meeting. Mr. Urice said that Corporation Counsel had told him that the Commission members can contact City experts as long as they report back to the Commission on the record about what is discussed. Mr. Urice questioned and item from the Fire Marshal's report. Mrs. Emminger said this was resolved at meeting yesterday, but still needs the City Traffic Engineer's approval. Mr. Urice then asked if Amphenol had used any access/egress from Rose St. Attorney Collins said he thought there was a cut there, but he was not sure if it was ever used. Mr. Keller again mentioned Spring St., saying it seems to be ignored. Mr. Manuel said the City Traffic Engineer has said there are roads in the immediate vicinity which would experience negative impact. He asked that Mr. Mohammed identify these roads and the applicant's traffic engineer should address this. Mr. Blaszkowski questioned when the STC review takes place. Mrs. Emminger said the State Traffic Commission will not approve this until the Commission approves it. Chairman Finaldi encouraged the Commission members to contact the City Traffic Engineer individually about all of these questions and he can send his responses to the next meeting. Mr. Galante said his traffic study was done over a seven-month period and Mr. Mohammed was aware that they were doing it. He reiterated that the STC will not make a decision until the City does. He added that they have already started the filing process. Mrs. Emminger requested that the Commission be copied on any correspondence from STC during the process. Mr. Urice mentioned the Fire Marshal's report. Dan Bertram said at first, the Fire Department's main issue was access. They wanted to know they could get into the building and into the upper levels. Also they wanted clarification about the accessibility of the gate for the building that fronts on Main St. There were no other questions from Commission members.

Nevzat Murtishi – Request for Waiver to Chapter 4 of the Subdivision Regulations – 57-59  
Bear Mountain Rd. (#H04073 & #H04074) – Subdivision Code #58-14. Public hearing  
scheduled for March 15, 2006.

Eagle Road Ctr. – Request for third reduction in bond amount per Waiver to Subdivision Regulations approved on September 15, 2004 – SUB #89-12 (aka SE #588/Lots 1 & 2). Letter dated January 9, 2006. Tabled at 1/18/06 meeting pending information from the Engineering Dept.

Mr. Elpern asked to speak and distributed a draft copy of proposed CIP budget. He said the Commission needs to schedule a special meeting within the next week so they can make a recommendation to the Common Council on this by February 14, 2006. It was decided to hold a Special Meeting on Wednesday, February 8, 2006. Since that is the night of the regular EIC meeting, this special meeting would be held in the Planning Department Conference Room. Chairman Finaldi suggested they start at 5:00 or 5:30 PM, but Mr. Manuel said he could not make it that early as he commutes from NYC and does not get back to Danbury until 7:00 PM. Chairman Finaldi said they would start at 7:15 PM.

At 10:00 PM, Mr. Manuel made a motion to adjourn. Mr. Urice seconded the motion